

024.A

0004

0060.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

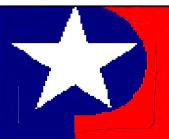
720,500 / 720,500

USE VALUE:

720,500 / 720,500

ASSESSED:

720,500 / 720,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		HENDERSON ST, ARLINGTON

OWNERSHIP

Owner 1:	NG CATHERINE & WREN KATHLEEN	Unit #:	60
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Owner 2:	
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Owner 3:	
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Street 1:	60 HENDERSON ST
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH -
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Owner 2:	-
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Street 1:	64 HENDERSON ST
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	
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Postal:	02474	
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NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Vinyl Exterior and 2228 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8110														G11		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	720,500			720,500		311225
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																							
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating:																							
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																							
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																							
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																							
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																							
Sec Wall: 1	%			OthrFix: 1	Rating:																							
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1			# Units: 1																
Color: GRAY				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR									BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Very Good			Other																				
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																				
Grade: B - Good				CONDOS INFORMATION				Lvl 2																				
Year Blt: 2005	Eff Yr Blt:			Location:				Lvl 1																				
Alt LUC:	Alt %:			Total Units:				Lower																				
Jurisdict: G11	Fact: .			Floor: M - Multi-Level				REMODELING				RES BREAKDOWN																
Const Mod:				% Own: 50.000000000				Exterior:	No Unit	RMS	BRS	FL																
Lump Sum Adj:				Name:				Interior:	1	7	3	M																
INTERIOR INFORMATION				DEPRECIATION				Additions:																				
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.2 %	Kitchen:																						
Prim Int Wal: 2	- Plaster			Functional:	%	Baths:																						
Sec Int Wall: 1	%			Economic:	%	Plumbing:																						
Partition: T	- Typical			Special:	%	Electric:																						
Prim Floors: 3	- Hardwood			Override:	%	Heating:																						
Sec Floors: 1	%			Total: 4.2 %		General:	1	7	3																			
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL												
Subfloor:				Basic \$ / SQ: 250.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
Bsmnt Gar:				Size Adj.: 0.76929986							GLA	Gross Liv Ar	2,228	192.310	428,457													
Electric: 3	- Typical			Const Adj.: 0.99989998																								
Insulation: 2	- Typical			Adj \$ / SQ: 192.306																								
Int vs Ext: S				Other Features: 63280																								
Heat Fuel: 2	- Gas			Grade Factor: 1.33																								
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.14999998																								
# Heat Sys: 1				NBHD Mod: 1.00																								
% Heated: 100	% AC: 100			LUC Factor: 1.00																								
Solar HW: NO	Central Vac: NO			Adj Total: 752112																								
% Com Wal	% Sprinkled			Depreciation: 31589																								
				Depreciated Total: 720523																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																
SPEC FEATURES/YARD ITEMS				PARCEL ID 024.A-0004-0060.0												IMAGE												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value										
More: N	Total Yard Items:													Total Special Features:														
														Total:														